

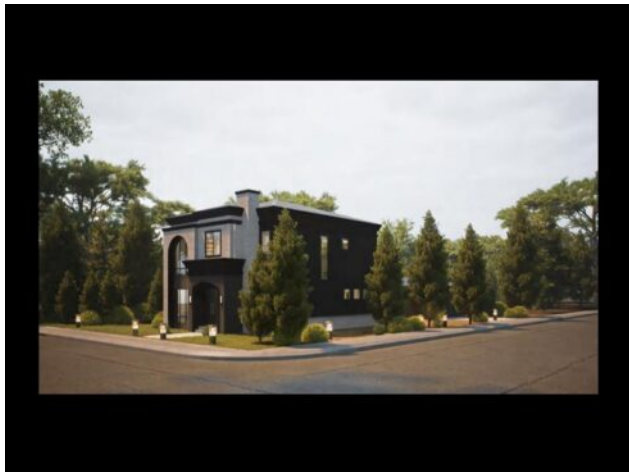


GRASSROOTS
REALTY GROUP

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5215 19 Street SW
Calgary, Alberta

MLS # A2281614



\$2,882,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,099 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4
Garage:	220 Volt Wiring, Alley Access, Driveway, Garage Door Opener, Garage Faces		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Level, Many Trees, Rectangular Lot, See Remarks		

Heating:	Central, In Floor, In Floor Roughed-In, Fireplace(s), Forced Air, Radiant	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Central Vacuum, Double Vanity, French Door, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Vinyl Windows

Inclusions: NONE

BEAUTIFUL HOME ON A CORNER LOT ACCROSS FROM GLENMORE ATHLETIC/AQUATIC CENTRE. OVER 3000 SQ FT., 2 STORY, 4 BR AND 4.5 WR HOME WITH ELEGANT FINISHINGS. MAIN FLOOR HAS FORMAL DINNING ROOM AND AN OFFICE. FAMILY ROOM WITH FIREPLACE OVERLOOKS PRIVATE TREED BACKYARD. THE GOURMET KITCHEN BOASTS HIGH END JENNAIR APPLINACES, GENEROUS ISLAND WORKSPACE AND BUTLERS PANTRY. OVERSIZED MUDROOM WITH BUILT-IN PET WASH STATION LEADS TO ATTACHED TRIPLE GARAGE. SECOND LEVEL OFFERS SUNNY SOUTH FACING MASTER BEDROOM WITH HIS/HER WALK-IN CLOSETS AND LUXURIOUS SPA-LIKE ENSUITE WITH SOAKER TUB, STEAMER, AND SEE THROUGH FIREPLACE. 2 MORE LARGE BEDROOMS EACH WITH ENSUITE, LAUNDRY AND LARGE BONUS AREA COMPLETES THE SECOND FLOOR. BASEMENT OFFER LARGE FAMILY AREA, GYM, AND WET BAR TO ENTERTAIN FAMILY AND FRIENDS. LARGE 4TH BEDROOM AND FULL WASHROOM. EXTRA LARGE HEATED STORAGE ROOM FOR YOUE SPORTS AND TRAVEL GEAR. LOT OF MATURE TREES THAT PROVIDE EXTRA PRIVACY AND CURB APPEAL TO THIS BEAUTIFULL FAMILY HOME. GLENMORE PARK IS AN ESTABLISHED INNER CITY NEIGHBOURHOOD WITH CLOSE PROXIMITY TO EXCELLENT SCHOOLS AND UNIVERSITIES AS WELL AS PARKS, TENNIS COURTS, WALKING PATHS AND GOLF COURSES.